
**BOLTON  
& MENK**  
Real People. Real Solutions.

**2019 Street & Alley Project  
Informational Meeting**  
June 10, 2019

**CITY OF  
TWO HARBORS**

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**Introductions**

**City**


- Dan Walker – City Administrator

**Engineer (Bolton & Menk)**

- Joe Rhein, P.E. – City Engineer
- Garey Pankonin – Resident Project Representative

**Contractor**

- Utility Systems of America, Inc.

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**Agenda**

- Project Overview
  - Proposed Improvements
  - Property Impacts
- Schedule
- Construction Details
- Communication
- Project Cost
- Questions & Discussion

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## Goals

- Prepare for 2019 Project construction
- Be informed on the schedule
- Learn about activities you can expect to see
- Understand the communication process
  - Ways to get information
  - Whom to contact
  - Notices you'll receive
- Receive information on project costs

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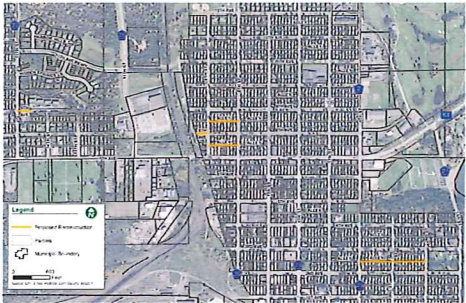
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## 2019 Project Segments



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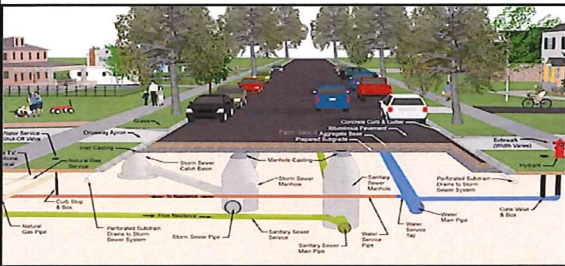
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## Proposed Improvements

- What is under a typical City Street?



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### Project Improvements

- All project blocks:
  - New structural pavement section
    - Fabric, sand, gravel, bituminous pavement
- New concrete curb and gutter on 8<sup>th</sup> Avenue
  - 28-feet wide from curb to curb
- Spot curb repairs on 9<sup>th</sup> Avenue
- New concrete aprons at the ends of Alleys
  - Alleys will be 16-feet wide

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### Project Improvements

- Driveways
  - Driveways impacted by work will be repaired
- Material of repair will match existing:
  - Concrete, bituminous, or gravel
- Width of repair will match existing width
- Length of repair as needed to achieve an acceptable slope

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### Project Improvements

- Concrete Sidewalks
  - Replacing existing on both sides of 8<sup>th</sup> Avenue
  - Replacement of existing private walks as needed to match new sidewalks
  - Replace panels as necessary adjacent to concrete aprons at ends of alleys

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### Project Improvements

- Sanitary Sewer
  - Replacement along entire length of 8<sup>th</sup> Avenue
    - Located in center of street
    - New PVC pipes with concrete manholes
    - Water tight system
  - Individual service lines
    - Will be replaced from main to property line
    - Written notice if service will be interrupted

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### Project Improvements

- Water System
  - Replacement along entire length of 8<sup>th</sup> Avenue
    - New DIP pipes with new valves and hydrant
  - Individual service lines
    - Replaced from main to shut off valve (curb stop)
    - Written notice when service will be interrupted
  - Temporary water system will be set up to maintain service until new water main is ready

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### Project Improvements

- Sewer and Water service interruptions
  - Will be scheduled
  - All affected properties will receive hand-delivered written notice at least 48-hours in advance
  - Interruptions won't happen before 9:00 am
  - Should not exceed 4 hour duration

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### Project Improvements

- Storm Sewer
  - Alley North of 2<sup>nd</sup> Avenue – between 2<sup>nd</sup> & 3<sup>rd</sup> Street
- Drain Tile
  - 8<sup>th</sup> Avenue
  - Alley North of 2<sup>nd</sup> Avenue – both blocks
  - Alley North of 8<sup>th</sup> Avenue
    - Also surface yard drains (north side)

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### Project Improvements

- Gas and Electric
  - Located mostly in the alleys
  - No improvements or replacements are proposed
  - No service interruptions are planned
    - If interruption of a service becomes necessary, it will be coordinated with the affected property

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### Trees and Bushes

- Approach will be to preserve as many as practical
- Some trees and bushes will need to be removed
- Considerations:
  - Long-term health and viability
  - Public safety
  - Location of improvements – especially utility services
  - Impacts on the public investment being made

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### Property Impacts

- City owns right-of-way along each project block
  - Typically 66-feet for Avenues
  - 20-feet in Alleys
- Work will be confined to existing right-of-way
- No easements needed
- May need access onto property for water or sewer service connection, or for driveway repair

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### Property Impacts

- Existing fences or garages - no impacts anticipated
- Existing private sidewalks - will replace as necessary
- Existing landscaping
  - If close to curb, pavement, sidewalk, or water shut off and you want to keep it, remove it in advance
- Boulevard areas will be replaced with seed
- Contact us if you have specific questions

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### Project Schedule

- Bids were opened April 25<sup>th</sup>.
  - Low bidder was Utility Systems of America, Inc. (Eveleth)
- City Council awarded contract May 13<sup>th</sup>
- Notice to proceed may be issued this week
- Work likely to start week of June 17<sup>th</sup>
  - Tree removal may start late this week

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### Project Schedule

- General anticipated schedule based on information from contractor:
  - 8<sup>th</sup> Avenue (June/July)
  - Alleys North of 8<sup>th</sup> and 7<sup>th</sup> Avenues (July/August)
  - Alley North of 2<sup>nd</sup> Avenue (Aug/Sept)
  - 9<sup>th</sup> Avenue (September)

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### Project Schedule

- Not all blocks will have the same schedule
  - Contract has limits on how many blocks can be under construction at the same time
- Contract has time limits from start of work on a block until it has the new gravel in place
  - Generally about 3 weeks for each block
  - 8<sup>th</sup> Avenue – 5 weeks (because of utility work)

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### Project Schedule

- Time from gravel until pavement is placed
  - Generally about 4 weeks
  - Contractor allowed to group blocks for concrete and paving work for efficiency
- Working hours: 7:00 am to 7:00 pm Monday - Friday
  - Saturdays may be worked occasionally
  - No work on Sundays or Holidays unless emergency
  - Weather may require adjustments in schedule
- Project completion date is end of September

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### Access

- 8<sup>th</sup> Avenue will be closed for about 1 month
- All other blocks should usually be accessible at the end of each day
  - Driveways should be accessible 7:00 pm to 7:00 am
  - Businesses should always be accessible
- Alleys might only be accessible from one end

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### Access

- Activities with most impact on accessibility
  - Underground utility work
  - Paving
  - Concrete curbs and alley aprons
  - Will try to coordinate with affected properties to get vehicles out before work starts
- For concrete at driveways, will be a curing period
  - Anticipate 5 to 7 days before can be driven upon
  - Notices will be provided in advance
  - Parking along the street will be allowed

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### Construction - Preparation






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**Construction - Removals**



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**Construction – Trees & Bushes**



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**Utilities & Excavation**



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**Curbs & Driveways**



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**Grading & Paving**



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**Boulevards**



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### Access & Services






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### Communication

- Resident Project Representative (RPR)
- Bolton & Menk will have RPR on site daily
  - Garey Pankonin
  - Cell: 763-355-4380
- RPR will be primary contact for residents
  - Questions, comments, concerns should go to him

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### Communication

- Written notices
  - Service interruptions
  - Curbing, paving
  - Other critical items
- City Hall:
  - 218-834-5631
  - <http://www.twoharborsmn.gov/>
- Refrain from contacting the Contractor directly



Link is here

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### Project Costs

- Construction contract per low bid: \$860,531
- City is funding all cost of the following:
  - Underground utility mains (sanitary, water, storm)
- A portion of the remaining costs will be assessed against properties in the project area
  - Updated assessment policy adopted April 23, 2018

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### Assessments

- Estimated based on feasibility report and bid
  - Actual assessment amounts will be calculated after final construction costs are known
- Separate meeting on assessments – Fall 2019
  - All property owners will receive written notice
    - Time and date of meeting
    - Exact proposed assessment
- Properties owners will have method to formally object to assessments at that time

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### Assessments

- Project costs to be assessed
  - Street costs (structural section, curb & gutter)
    - Avenues: 50% Assessed
    - Alleys: 50% Assessed
  - Sidewalks
    - Avenues: 50% Assessed

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### Assessments

- Utility Service Costs (individual lines to properties)
  - Water:           0% from main through the curb stop  
                  100% from curb stop to the house
  - Sanitary:       100% from sewer main to house
- Assessment deferrals
  - Must apply for & meet specific requirements
  - Deferral, NOT forgiveness
  - Interest accumulates during deferral

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### Assessments

- Estimated assessments based on feasibility report
  - 8<sup>th</sup> Avenue       \$17,511 (includes sewer service)
  - 9<sup>th</sup> Avenue       \$3,872
  - Alleys           \$3,322 to \$4,107
- Assessments may increase due to actual construction cost.
  - Based on low bid, anticipate may be 2% to 15% higher than amounts estimated in feasibility report.
  - Will vary based on individual project segment.

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### Conclusion

- Did this meeting meet its goals?
  - Prepare for construction
  - Be informed on the schedule
  - Learn about what you can expect to see
  - Understand the communication process
  - Receive information on updated project costs
- We appreciate your patience and cooperation, and look forward to a successful project!

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### Questions / Discussion



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